A PARTICULAR OF THE UBBESTON ESTATE, IN THE COUNTY of SUFFOLK.

18 JA 53

A

PARTICULAR

OF THE

UBBESTON ESTATE,

Being PART of the PROPERTY of

The late Sir *JOHN KEMP*, Bart.

SITUATE

In the moſt fertile Part of the County of Suffolk, Five Miles from Yoxford, Eight from Saxmundham, Ten from Haleſworth, Twenty from Bungay, and exactly One Hundred from London.

LOT I.

	£	s.	d.	£	s.	d.
The MANOR of UBBESTON,						
Which is well ſtocked with Game and produces in yearly Quit Rents	16	15	9			
The Fines one Year with another amount upon an Average to	10	7	10			
The MANOR of CRATFIELD ROOSE,						
The yearly Quit Rents of which are	4	14	4			
The like Proportion in Fines	7	8	8			
				39	6	7
UBBESTON HALL and FARM,						
Situate in the Pariſh of Ubbeſton, conſiſts of a comfortable Manſion-houſe, the beſt Part of which, with ſufficient Stabling, and a moſt valuable and pleaſant Garden, is reſerved for the Uſe of a ſmall Family, for which it is extremely well calculated for a ſummer Reſidence, or for the Accommodation of a Sportſman, and is of the yearly Value of				40	0	0
The Remainder of the Houſe with excellent Buildings of all Kinds ſufficient for the Purpoſe of a Farm and Two Cottages for Workmen, together with 248 Acres, 3 Roods, 5 Perches of Arable, Meadow and Paſture Land, is let to Mr. George Simpſon on Leaſe for 21 Years from Michaelmas 1782, at the yearly Rent of				179	10	0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Gardens, Yards, &c.	7	3	0	Bridge Meadow	4	2	4
The Forefield	5	1	11	Brook Hills	4	3	38
Church Hill Cottage, &c.	8	3	16	Home Piece	4	0	31
Hall Wood Meadow	7	3	17	Neat-houſe Pightle	2	2	9
Cratfield Piece	9	0	30	Stable Meadow	4	3	11
The Paddock	2	1	1	Five Acres	5	2	4
Walnut Meadow	5	1	19	Little New Lay	2	1	6
Round Meadow	6	1	0	Gravel-pit Piece	3	0	32
Cheſnut Meadow	6	2	8	Middle Gravel-pit	2	1	28
Old Neat Houſe Piece	6	2	7	Barn Meadow	3	0	18
Ten Acres	12	0	27	Wood Meadow	5	1	34
Heveningham Cloſe	9	3	29	Great New Lay	10	2	27
Further Hill	5	0	13	Middle Wood Piece	5	2	32
Great Piece	8	1	24	Upper Road Piece	5	1	28
Six Acres	6	3	28	Lower Road Piece	5	2	7
Ruſh Piece	5	2	9	Lower Wood Piece	4	1	2
Home Piece and Yards	7	3	19	Great Wood Meadow	12	0	30
Old Neat-houſe Piece	6	2	26	Sandy Pightle	0	2	25
Long Piece	5	1	28	Mill Mount	7	2	18
Cratfield Piece	6	0	24	Roads	10	1	13
Allen's Yards, &c.	3	0	32				
					143	1	8
					248	3	5

UBBESTON WOODS in HAND.

	A.	R.	P.			
The Grove Wood	22	3	10			
Stoven's Wood	18	3	3			
	41	2	13	worth yearly	25	10
				Carried over	284	6	7

	l.	s.	d.
Brought over	284	6	7

ELLETT's FARM,

Situate in the Pariſhes of Ubbeſton and Heveningham,——John Ellett, Tenant.

The Buildings conſiſt of a good Farm-houſe, two Barns, two Cart-houſes, Stable, Cow-houſe and Neat-houſe, together with 154 Acres, 2 Roods, 28 Perches of incloſed Arable, Meadow and Paſture Land, let on Leaſe for 21 Years from Michaelmas, 1782, at the yearly Rent of 110 0 0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Yards and Gardens	2	1	14	Orford's Yards	4	2	24
Long Piece	5	2	35	Barn Piece	6	1	14
Hogſtye Meadow	6	1	0	Madge's Meadow	8	2	10
Old Neat-houſe Hill	7	2	7	Old Neat-houſe Piece	6	0	20
Neat-houſe Hill	6	0	16	Dry Field	4	2	34
Little Cooks	5	0	14	Bench Hill	6	1	4
Great Cooks	7	2	4	Great Tylers Hill	18	1	29
Home Piece	8	0	27	Little Tylers Hill	6	2	0
Cart-ſhed Piece	8	2	31	Canal Meadow	8	3	38
Ten Acres	11	0	0	Roads	1	1	27
Swaly Piece	14	1	0		82	2	28
					154	2	28

BICKER's FARM,

Situate in the Pariſhes of Ubbeſton and Cratfield,——John Kent, Tenant.

The Buildings conſiſt of a Farm-houſe, a Barn, Stable, Cart-houſe, and Neat-houſe, together with 75 Acres, 22 Perches of Arable, Meadow and Paſture Land, let on Leaſe at the yearly Rent of 52 10 0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Upper Meadow	5	1	25	Round Riches	4	0	35
Shed Piece	1	3	30	Neat-houſe Piece	4	2	8
Home Meadow	6	0	14	Upper Gibbet Way	6	1	20
Paddocks and Yards	3	3	20	Lower Gibbet Way	4	3	26
Home Piece	6	1	5	Grove Hill	5	3	2
Upper Horſe Piece	5	1	33	Caſtle Hill	5	1	21
Lower Horſe Piece	3	2	2	Low Meadow	5	2	35
Four Acres	3	3	20	Roads, &c.	1	3	6
					36	1	29
					75	0	22

CRATFIELD FARM,

Situate in the Pariſhes of Cratfield, Ubbeſton and Huntingfield, — William Fiſher, Tenant.

The Buildings conſiſt of a good Farm-houſe, a large Barn, Stable, Cart-houſe and Neat-houſe, together with 165 Acres of Arable, Meadow and Paſture Land, let on Leaſe for 21 Years from Michaelmas, 1782, at the yearly Rent of 117 0 0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Gardens, Paddock, &c.	5	2	14	Road Piece	6	0	3
Ubbeſton Piece	14	3	17	New Lay Piece	8	0	36
Great Allingtofts	18	0	35	Neat-houſe Piece and Yard	8	1	27
Little Allingtofts	6	2	21	Adams's Meadow	8	2	27
Long Riggs	11	3	0	Thorney Hill	18	1	20
Ruſh Piece	13	2	29	Great Keelings	11	0	12
Long Meadow	9	3	2	Little Keelings	5	0	10
Fiſh-pond Hill	16	1	30	Roads	2	0	37
					96	3	28
					165	0	0

CRATFIELD C[illegible] FARM.

Situate in the Pariſh of Cratfield,——John Baldrey, Tenant.

The Buildings conſiſt of a Farm-houſe, a Barn, Cart-houſe and Neat-houſe, together with 75 Acres, 1 Rood, 6 Perches of Arable, Meadow and Paſture Land, let on Leaſe for 21 years from Michaelmas, 1782, at the yearly Rent of 48 0 0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Yards	1	1	16	Church Pightle	1	1	38
Neat-houſe Piece	2	3	1	Coopers Hill	9	1	15
Shop Meadow	2	3	25	Road Piece	5	2	25
New Meadow	5	1	30	Gull Hill	7	2	36
Home Piece	3	3	8	Further Hill	5	2	16
Low Meadow	6	3	17	Further Piece	9	2	4
Church Hill	9	1	34	Roads	3	1	21
					32	2	11
					75	1	6

Carried over	611	16	7

2

	l.	s.	d.
Brought over	611	16	7

The before mentioned Eſtates are ſubject to the following Outgoings:

	l.	s.	d.	l.	s.	d.
Land Tax for Ubbeſton Hall Farm and Woods				30	8	0
Ditto for Ellett's Farm				7	0	4
Ditto for Bicker's Farm				8	13	8
Ditto for Cratfield Farm				17	1	3
Ditto for Cratfield Church Farm				6	7	4
				69	10	7
Quit Rent for Ellett's Farm	0	16	6			
Ditto for Bicker's Farm	0	3	9¼	1	7	7¾
Ditto for Cratfield Farm	0	7	4½			
				70	18	2¾

*** The whole of the ſaid Premiſes are freehold, except 24 Acres, 1 Rood, which are Copyhold of Inheritance at the Will of the Lord

The ADVOWSON	l.	s.	d.	l.	s.	d.
Of the Vicarage of Ubbeſton, worth yearly				110	0	0
Subject to Land Tax	4	4	0	5	4	0
Procuration and Synodals	1	0	0			
Neat Remainder				104	16	0

The preſent Incumbent is about thirty Years of Age, and there is this particular Contingency connected with it, that he will be obliged to vacate it, if another Clergyman, who is forty-five Years of Age ſhould die firſt, as this Clergyman's Living is ſettled on him, and he muſt quit this to take the other.

Total of LOT I. 611*l.* 16*s.* 7*d.*

LOT II.

WILBY FARM,

Situate in the Pariſhes of Wilby, Brundiſh, Laxfield and Stradbroke, Simon Baldrey, Tenant.

The Buildings conſiſt of a Farm-houſe, two Barns, Stable and Cart-houſe, together with 203 Acres 6 Perches of Arable, Meadow and Paſture Land, let on Leaſe for 21 Years from Michaelmas, 1782, at the yearly Rent of 150 0 0

The Contents of the Land are as follow:

	A.	R.	P.		A.	R.	P.
Yards, Gardens, &c.	6	0	9	Cherry-tree Piece	7	1	30
Eight Acre Meadow	8	1	28	Further Neat-houſe Piece	6	2	0
Brook Meadow	10	1	6	Truſſells Pightle	2	1	0
Vincent's Piece	11	3	38	Pear-tree Piece	10	1	12
Pherigies	12	0	12	Coarſe Piece	5	3	29
Little Cottage Piece	1	0	2	Green Meadow	7	3	22
Great Cottage Piece	1	2	3	The Spong	1	2	34
Home Piece	7	1	24	Truſſells Barn-yard	1	2	21
Church Meadow	5	1	23	Great Packway Piece	8	3	0
Stradbroke Piece	11	3	25	The Black Piece	8	3	6
Little Packway Piece	6	1	12	Cloſe Yards	1	0	7
Truſſells	5	3	23	Three Corners	4	2	27
Marefatt Piece	5	3	10	Upper Laxfield	4	2	20
High Staches	4	2	30	Lower Laxfield	7	0	23
Rook Yard	5	2	20	Brundiſh Piece	5	3	0
Hither Neat-houſe Piece	7	1	6	Brundiſh Meadow	6	3	24
					111	2	31
					203	0	6

The Land Tax on this Farm is ſuppoſed to be 18*l.* 10*s.* but if it be found more or leſs, a ſuitable Allowance muſt be made.

For a View of the Eſtate apply to Mr. CROWFOOT of Yoxford, and the Price may be known of Mr. KENT, at Ripon Hall, near Aylſham, Norfolk, Mr. JOHN CLARIDGE at Fulham, Middleſex, or Mr. MERRY, Queen Square, Weſtminſter.

Total of LOT II. 150*l.*

Total yearly Value	l.	s.	d.
	761	16	7